

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 May 2019 11:24
To: Planning Scanning
Subject: FW: Planning Application AL/42/19/PL Nyton House, Aldingbourne
Attachments: ALplanning app.docx

From: Simon Davis
Sent: 20 May 2019 09:54
To: Planning.Responses
Subject: FW: Planning Application AL/42/19/PL Nyton House, Aldingbourne

[REDACTED]

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please [REDACTED] phone

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Save the environment - think before you print.

From: outlook [REDACTED]
Sent: 19 May 2019 19:50
To: Simon Davis [REDACTED]
Subject: Planning Application AL/42/19/PL Nyton House, Aldingbourne

Dear Mr Davis

Please find attached a letter of objection which I have posted onto your website regarding the recent application at Nyton House for the building of 10 care units in the grounds of Nyton House.

I have tried to make clear my objections but feel it would be much easier to describe the impact of this application on my Grade 2 listed property Knighton Grange Cottage with a site visit at your convenience.

I look forward to hearing from you

Kind regards

Steve Tafe

Objections to AL/42/19/PL Nyton House - 10 Units

The current proposal significantly impacts the landscape character, setting and visual impact of two Grade 2 listed buildings and in particular Knighton Grange Cottage (formally Manydown Cottage and listed as Nyton Cottage).

The roofs of each of the numerous units will be clearly seen from both of Knighton Grange Cottage gardens and extends along the entirety of the west facing elevation adjacent to Nyton House.

It would appear from the design statements that no consideration has been afforded to the impact of Knighton Grange Cottage by placing the units directly along its West Elevation. Although the dividing walls between Knighton Grange Cottage and Nyton House are approximately 3 meters high in places, the height and location of the proposals would be clearly seen above the wall. The proposed height of the single-story units of 5.1 meters appears completely excessive; perhaps there is a view to increasing the living space above ground floor level?

Notwithstanding the height issue, the proposed materials for the roof are completely out of context with the key buildings in the close vicinity of Nyton House, three overlooked cottages Wyncote, Nyton Gable, Nyton Farm Cottage and also Knighton Grange Cottage. These properties have roofs comprising hung/peg tiles with the exception of Knighton Grange Cottage being thatched.

The Listed Building Consent Heritage Statement attempts to magnify the impact of the agricultural building to the north of the area in order to justify the proposed design, namely metal zinc cladding which are not part of Nyton estate.

Essentially the proposal places numerous metal structures in the middle of 4 predominantly brick/flint/thatched properties.

The design statement context does not provide any views of the building elevations of properties facing and impacted by the application, although it does provide significant coverage of some farm buildings to the north!

The Pre Application package PAA/70/18 identified the main issues to the application, the first one being the Impact on Character of Building. It states "the current layout and size mean that it will potentially affect the setting of Knighton Grange Cottage. There appears to be nothing in the proposal that has addressed this concern.

It is regrettable that as owner of the property most impacted by this proposal, no one has contacted me to outline and discuss the plans. In fact, it was only by chance that I became aware of this planning application. I would be very glad to discuss my concerns on site so that the planning team can gain a full appreciation of the impact on our 16th Century Grade 2 listed property.

The following images are taken from Knighton Grange Cottage and show the areas most impacted by the proposals.









The following 2 images taken from Knighton Grange Cottage show the other properties within the Nyton House boundary directly impacted

